

Applicant: Heck Residence  
Location: 57 Greenleaf Avenue

Item # 6b

The proposal for the referenced property is to construct a pool, spa, pool house and terraces parallel to the westerly and easterly property lines. Other work associated with this project is to construct retaining walls to provide a level area for the pool, pool house, spa and terraces. There will be some regrading required due to the existing slope of the property. A stormwater management system will be installed to handle the increase in impervious area and the water quality volume from the proposed impervious areas. We are seeking a permit for the aforementioned activities. Some of these activities are within the 50-foot upland review area of wetlands on and off site of this property. Most of the disturbance will be in an area disturbed by previous activities.

Item # 6c

Please see the attached proposed site development plan and the Landscape Architect Plan for the referenced property.

Item # 6d

Please see the attached proposed site development plan and the Landscape Architect Plan.

Item # 6e

The method of construction for this property will consist of removing several trees within the access to the rear yard in order to get the machinery to the proposed pool site. Once the trees and stumps are removed silt fence will be installed down gradient of all cut or fill areas and maintained throughout the life of the project until the area is stabilized. Topsoil is to be stripped within the proposed pool, pool house and retaining wall areas and stockpiled for future use. Once this is completed then the excavation of the pool house foundation and pool can be started. An anti-tracking pad will be installed at the driveway edge and the access point to the rear yard.

The machinery used will be, but not limited to, an excavator and a dump truck. Access to the construction area will be via the existing driveway. Once the pool house, pool and terraces are completed the stockpiled topsoil is to be spread and raked then seeded. The landscape material is to be installed and the machinery access is to be removed. The stone steps will be replaced and the anti-tracking pad removed. The silt fences are to remain in place until the area has been stabilized.

Item # 6f

Please see the attached site engineering report as it relates to the surface runoff. The stormwater management system will control the increase in impervious area as well as the water quality volume

Please see the site plan for the sedimentation and erosion controls for the development of this property.

Item # 6g

The purpose of the proposed activity is to construct a pool house, pool, spa and terraces for the existing residence.

Item #7

See the attached sheet for the adjacent property owners.

Item # 12 Alternatives Considered

Alternative # 1:

This alternative considered was to construct a pool house, pool and terraces that were perpendicular to the westerly and easterly property lines. This alternative was not considered due to the zoning setback lines pushing everything too close to the existing house. More of the pool structure would be within the upland review area and a taller retaining wall would be required on the east end of the pool and a large amount of fill would be needed to raise the grade around the proposed pool.

Alternative # 2:

This alternative considered is to construct a pool house, pool and terraces parallel to the westerly and easterly property lines and parallel to the existing contours which would require shorter retaining walls and less filling and places the pool structure outside of the upland review area. This alternative is the one that is before the Commission for consideration.